

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

August 27, 2010 (4PM)

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 4:04 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA. The originally scheduled meeting on August 12, 2010, did not have a quorum. Agenda of this rescheduled meeting was posted at all the mailbox kiosks over a week ago.

In attendance:

Arthur Munoz

Craig Nicholson

Nathan Walter

Mr. Ashby (unit 114)

Jeff Haight (Ehlen, Spiess & Haight), Dan Underwood (Mgmt. Resources)

Bill Bold (Scribe) and James Nguyen (Bartlein and Company, Inc.)

Structural Engineer Jeff Haight (Ehlen, Spiess & Haight) addressed the Board, summarizing: Foundation slurry repair method, history of building foundation work and water flow/drainage in regards to the building's foundation. **Dan Underwood** (Management Resources) proposed acting as a coordinator and advisor for the foundation improvement project; Mr. Underwood will submit a bid to the Board for his services. The Board requested: a review of Vendor insurance options to allow a greater number of vendors to perform work at the Grove, inspection of the remaining eleven building's foundations, and consideration of obtaining a second (structural engineering) repair opinion; James N. will order the repair of a leaky water pipe observed during foundation inspection.

Building 7628 fumigation: in response to a request to delay building 7628 fumigation, the Board approved if the fumigators do not charge more than \$500 for the rescheduling. James N. is directed to confer with the requesting Homeowner if a 4-week delay is sufficient and then reschedule, as required.

Meeting Minutes: The **July Board Meeting minutes** (7/8/10) were reviewed and **approved** as presented.

Treasurer's Report:

	July '10	YTD
Total Income	\$66,500.80	\$462,767.18
Operating Expenses	32,268.97	213,395.30
Reserve Expenditures	1,000.00	56,063.29
Total Expenditures	33,268.97	269,458.59
Transfer to Reserve	(33,231.83)	(198,732.59)
Transfer from Reserve	0	7,000.00
Total in Savings	\$1,070,404.08	
Total Assets	\$1,116,632.57	

James N. reported Operating Expenses are approximately 8% below budget. The July Treasurer's Report was unanimously **accepted** as presented.

Landscaping: Board approved acceptance of 3 trees donated to the Grove by Enviroscaping; Board approved retaining wall repair at bldg. 7610 by Enviroscaping.

Old Business

The Board addressed:

- **Dry rot repair:** James N. reported stairway repair at unit 369 in progress.
- **Handicap access** (unit 219): James N. reported sidewalk ramp near parking space 222 completed.
- **Entry gate system:** James N. reported no new actions on the system upgrades.
- **Building exterior power wash:** three bids discussed; item tabled.

No other Old Business

New Business

Items addressed:

- **Pool monitoring:** Board discussed the possibility of hiring a security service for nighttime pool use monitoring; Nathan W. volunteered to check pool area evenings at 11:00PM; Board will discuss item again in Sept. BOD meeting; Mr. Ashby reported pool front entry gate can stick open.
- **SB Marathon:** James N. noted the SB Marathon is scheduled to be run along Hollister Ave., near the Grove entrance on Sat., Nov. 6, 2010.
- **Pedestrian gate:** Todd M. volunteered to install a dress plate on the exit "gate open" button for the pedestrian gate..
- **Lien recording:** Board approved filing liens on units #APN 079-670-04, 079-670-31, 079-670-36, 079-690-012 for past due Assn. fees.
- **Board member resignation:** Laura Foster has resigned from the Board due to the sale of her unit; Board acknowledged. A thank you card was signed.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 6:23.

The next Board meeting is scheduled for **Thursday, September 9, 2010, at 6:30 PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe